

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**September 16, 2010
MEETING NO. 12-10**

APPLICATION: HDC2011-00516

ADDRESS: 410 N. Horners Lane

ACCEPTED: 7/19/10

OWNER: Charlie Gilroy

REQUEST: Evaluation of
Significance for
Demolition

STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests Evaluation of Significance review by HDC, in anticipation of demolition of existing structure and proposed construction of two new homes on the property.

STAFF RECOMMENDATION

Based on an assessment of the history and architecture of the site, the staff finds that this property fails to meet any of the criteria for historic designation for the City of Rockville.

[DRAFT MOTION OF EVALUATION OF SIGNIFICANCE WITH FINDINGS:]

Finding that HDC2011-00516, for Evaluation of Historic Significance of 410 N. Horners Lane does not meet the criteria for historic designation for the City of Rockville, I move to NOT recommend historic designation of the property.

BACKGROUND: The current owner, Charlie Gilroy of RCG Development LLC, purchased the property on July 16, 2010. Mr. Gilroy is a local builder, and he purchased the two lots with the intention of demolishing the existing home and constructing two new homes. The property is located in East Rockville. The predominant land use is single-family homes, the bulk of which were constructed in the 1940s and 1950s. The property is located in England's 2nd Addition to Rockville, which lies just north of Croydon Park, and south of Lincoln Park. The property fronts N. Horners Lane and consists of two separate lots, #27 and #28 in Block D. The existing house crosses lot lines.

410 N Horners Lane (HDC2011-00516)

September 16, 2010
Evaluation of Significance

Property Area: **18,806± sf.**
Structure Area: **1,110 sf.**
Zone: **R-60**

City of Rockville Permits Required
Demolition Permit
Single Family Dwelling Permit

Deed Research

Much of East Rockville was subdivided for single-family houses in the 1920s. The subject property was recorded with H.L.England's *Second Addition to Rockville* in 1926, at the same time that the *Second Addition to Lincoln Park* was recorded. The *Croydon Park* subdivision had recently been recorded by Joseph Reading in 1924. Mr. England was president of Suburban Properties, Inc. and properties were sold by this company for the next two decades.

Liber/Folio	Date	Grantor	Grantee
L/F	07/16/2010	Global Country	RCG Development LLC (Charlie & Rob Gilroy)
32468/253	06/09/2006	Goldberg, Jason S.	Global Country of World Peace
32363/137 [\$450,000]	05/19/2006	Streams, Barbara	Goldberg, Jason S.
15161/64	09/16/1997	Mitchell, Barbara	Streams, Barbara [Mitchell]
4453/666	10/06/1973	Mitchell, Thomas & Barbara	Mitchell, Barbara
3657/223	08/18/1967	Alco Investment Co	Mitchell, Thomas & Barbara
3657/222	08/14/1967	James Crane & Sol Peters, Trustees for McKinney, Alfred & Edna	Alco
3099/646	06/18/1963	Belcher, Warren & Annie (divorced)	<i>McKinney, Alfred & Edna</i>
2005/38	12/22/1954	Ascher, Ruth & Leo	Belcher, Warren & Annie
1514/160	04/10/1951	Percival, Theron & Donna	Ascher, Ruth
1279/465	08/02/1949	Percival, Theron W	Schork, Paul K.
1047/346	12/04/1946	Russell, John Floyd & Virginia	Schork, Paul K.
1005/61 [Lot 27]	01/16/1946	Suburban Properties Inc.	Russell, John F.
935/295 [Lot 28]	03/23/1944	Suburban Properties, Inc.	Russell, John F.
398/196 [130 acres]	02/01/1924	Henrietta W. Griffith, et. al.	Harrison L. England

Property Description

The property consists of two platted lots. Lot 28 averages 215' x 50' (ca. 10,750 sf), and Lot 27 averages 212' x 38' (ca. 8,200 sf) (see Circle 1). The north property line is adjacent to a 15' wide alley, which has a stormwater easement over the entire length. The land is relatively flat, and there is considerable green space in the back yards of this block because the lots are so deep. The house was originally built completely on Lot 28, but with additions, the house now crosses lot lines. The house was constructed with an unusually deep setback from N Horners Lane (see Circle 2 and 3).



East (front)
elevation

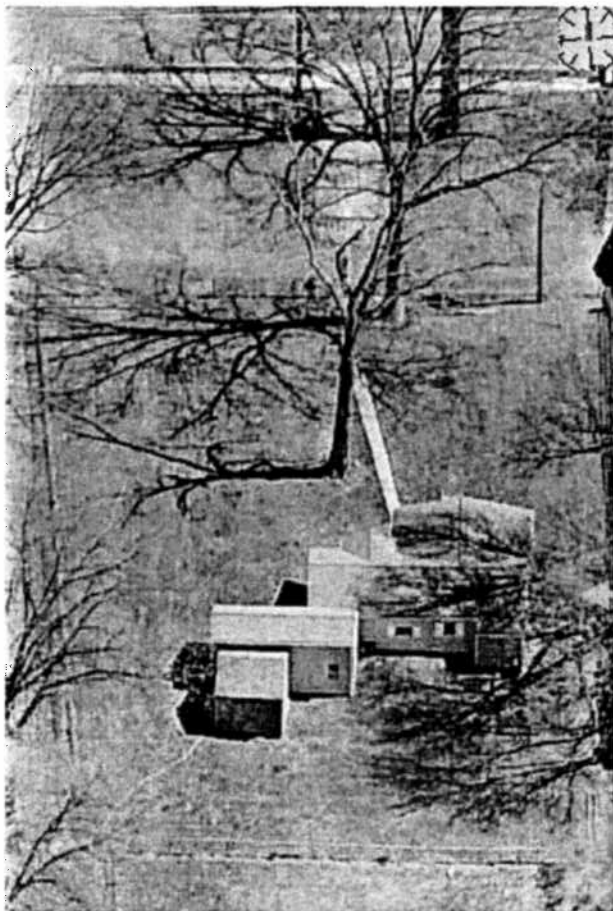


East (front)
elevation



Plat 341
[1926]

Lots 27 &
28

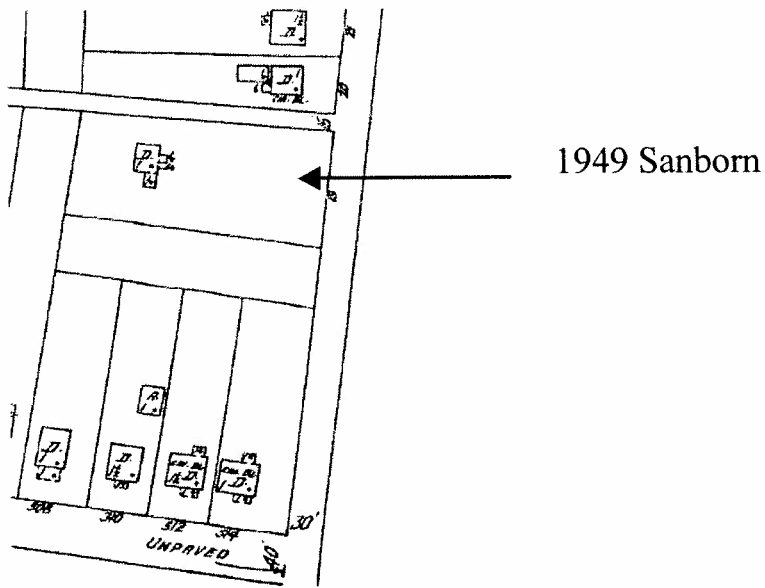


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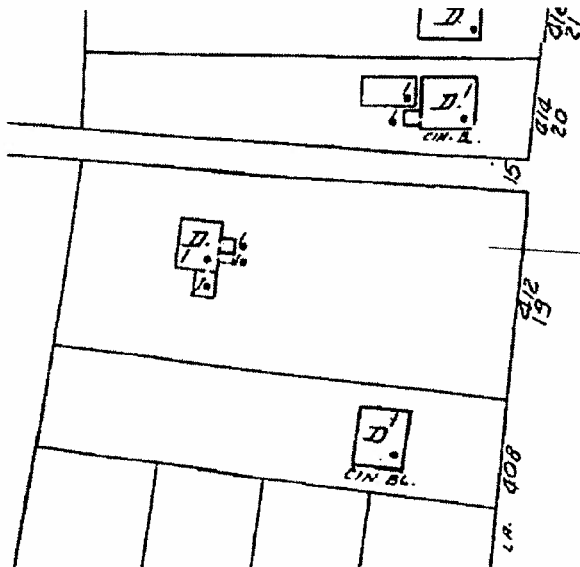


Original
House

Aerial Photo
looking East



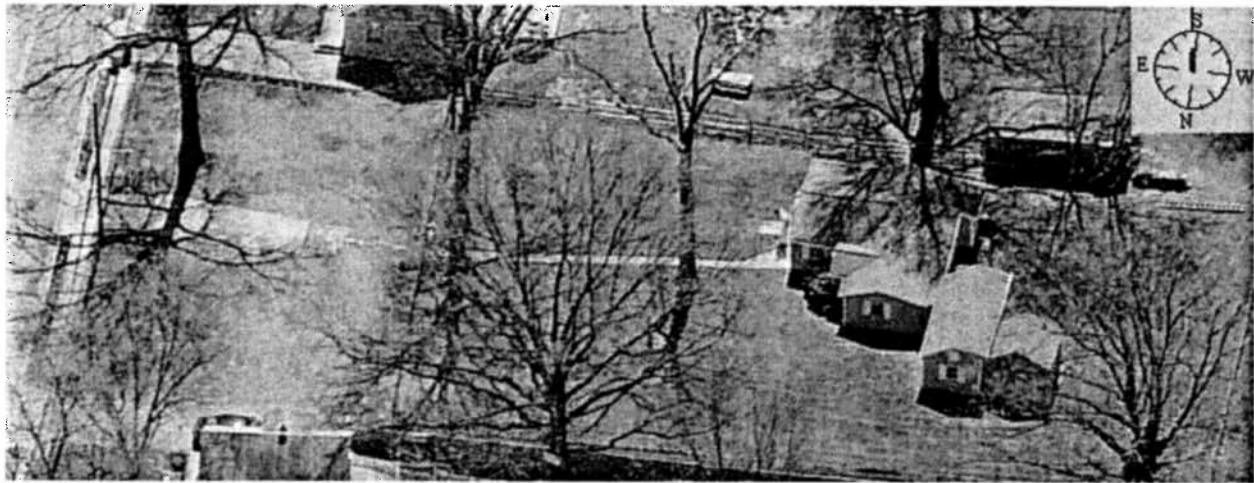
1960 Sanborn



Aerial Photo,
looking N



Aerial Photo looking S



The property is a flat piece of land, with two substantial oak trees in the front yard. A third oak tree very close to the front of the house is completely dead. A fourth oak tree whose canopy covers a portion of Lot 27 actually sits on the neighboring property to the north.

Tax records indicate that the house was constructed c. 1942, apparently by Suburban Properties. Lot 28, with the house, was sold to John Floyd and Virginia Russell in 1944. They purchased Lot 27 in 1946 and, thereafter, this address included Lots 27 & 28. The property has changed hands every two or three years, with the exception of a longterm ownership period from 1967 – 2006. None of the owners have apparently made significant public contributions to the City.

The house was originally a one-story Minimal Traditional house with a front-gable entry porch. Currently, it has aluminum siding, 1/1 replacement windows with aluminum storm windows, aluminum shutters, and an asphalt shingle roof. The front door is protected with a metal grill.

Several additions have been added that essentially encapsulate the original pre-1945 house, although its outline is discernable. A short driveway has been added in the front portion of the yard, with a sidewalk leading through a low chain-link fence to the front door. There is a large storage shed at the northwest corner of the house that almost touches the rear addition.

There is no apparent reason why this house was built towards the back of the property, unless it was to reduce the impact on the oak trees in the front yard. All of the neighboring properties along N Horners Lane follow the normal setback of approximately 25 feet, so that this property provides a break in the normal rhythm of the street.

Historic Significance

The house was constructed in the mid-20th century, and should be viewed in the context of the suburban development of East Rockville. Homes in the surrounding neighborhood have varying construction dates, from the late 1920s to well past 1950. The early history of the property, as a subdivision of the England family's farm property, serves as an illustration of Rockville's development from a small centralized town to a suburban city through the actions of longtime residents, such as the Englands (see Circle 4). The property might be considered as an element within a larger historic district, although there are so many alterations that the property would probably be considered "non-contributing." With this application, however, the review focuses on the eligibility of this property on its own merits. Staff has not found any specific historic significance associated with this property, and staff does not recommend this for historic designation.

**CITY OF ROCKVILLE
HISTORIC DISTRICT DESIGNATION CRITERIA**

Standing structures and sites, including archeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for designation:

I. Historical and cultural significance:

- A. EVENT: Is the site of a significant historic event? *No*
- B. PERSON: Is the site identified with a person or a group of persons who influenced society? *No.*
- C. PATTERN OF EVENTS: Exemplifies the cultural, economic, social, political or historic heritage of the County and its communities. (See Rockville Context in Management Plan)

No, while the property is an example of a suburban house, the property does not exemplify the 20th century development in East Rockville, which was characterized by repetitive structures with similar siting.

- D. Has character, interest, or value as part of the development, heritage or cultural characteristics of the City, County, State, or Nation.

No, there is no information to support this criterion.

II. Architectural and design significance:

- A. ARCHITECTURE: Embodies the distinctive characteristics of a type, period or method of construction. *No, there are too many alterations.*
- B. ARCHITECT: Represents the work of a master. *No.*
- C. ARCHITECTURE: Possesses high artistic values. *No.*

- D. Represents a significant and distinguishable entity whose components may lack individual distinction. *No, this criterion applies to multi-site historic districts only.*
- E. Represents an established or familiar visual feature of the neighborhood, community or county due to its singular physical characteristic or landscape.

No. Taken in the context of 20th century East Rockville development, it is of note that the house was built with an unusually deep setback from the street. While this is a familiar feature of the neighborhood, it has no apparent significance, and therefore this could not be considered a reason for historic designation.

III. Structural Integrity: The property lacks architectural integrity.

Original site and setting largely preserved. (Lot size, environmental character, trees, setbacks, streetscape)



"Substantially Altered" - The exterior of the property does not retain its original form, and there have been alterations to doors, windows, siding, and the original appearance of the house as seen from all directions.

Minor alterations (porch removal or enclosure, roof material replacement, siding added over old siding, basic mass and fenestration intact.

Original or near original condition (all changes reversible)

Outbuildings present and recognizable

IV. Level of site significance: (Check those that apply)

Local:

State

National:

ARCHITECTURAL SIGNIFICANCE

The property has no architectural significance. Because of substantial alterations, it is not a good example of its type.

CULTURAL AND SOCIAL SIGNIFICANCE

There is no cultural or social significance to the property or any of the individual owners.

ARCHAEOLOGICAL RESOURCES: LOW POTENTIAL

As documented on the 1949 Sanborn map, the current house is most likely the first that was constructed on the property. There is a possibility that excavation of the front part of the property may reveal why the house was constructed towards the rear of the yard.



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 **Account Number -** 00152375

Owner Information

Owner Name: GLOBAL COUNTRY OF WORLD PEACE **Use:** RESIDENTIAL
Mailing Address: 5504 EDSON LN **Principal Residence:** NO
 NORTH BETHESDA MD 20852-3135 **Deed Reference:** 1) /32468/ 253
 2)

Location & Structure Information

Premises Address **Legal Description**
 410 N HORNERS LA ENGLANDS 2ND ADD ROC
 POTOMAC 20850 KVILLE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	341
GR33				265		D	28	3	Plat Ref:	

Special Tax Areas **Town** ROCKVILLE
Ad Valorem
Tax Class 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1942	1,110 SF	10,454.00 SF	111

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2010	07/01/2011
Land	236,080	236,080		
Improvements:	69,130	50,950		
Total:	305,210	287,030	287,030	287,030
Preferential Land:	0	0	0	0

*plus lot
 27:
 8,200+*

Transfer Information

Seller: GOLDBERG, JASON S	Date: 06/09/2006	Price: \$375,000
Type: IMPROVED ARMS-LENGTH	Deed1: /32468/ 253	Deed2:
Seller: STREAMS, BARBARA E	Date: 05/22/2006	Price: \$450,000
Type: MULT ACCTS ARMS-LENGTH	Deed1:	Deed2:
Seller: BARBARA E MITCHELL	Date: 09/16/1997	Price: \$0
Type: MULT ACCTS ARMS-LENGTH	Deed1: /15161/ 64	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

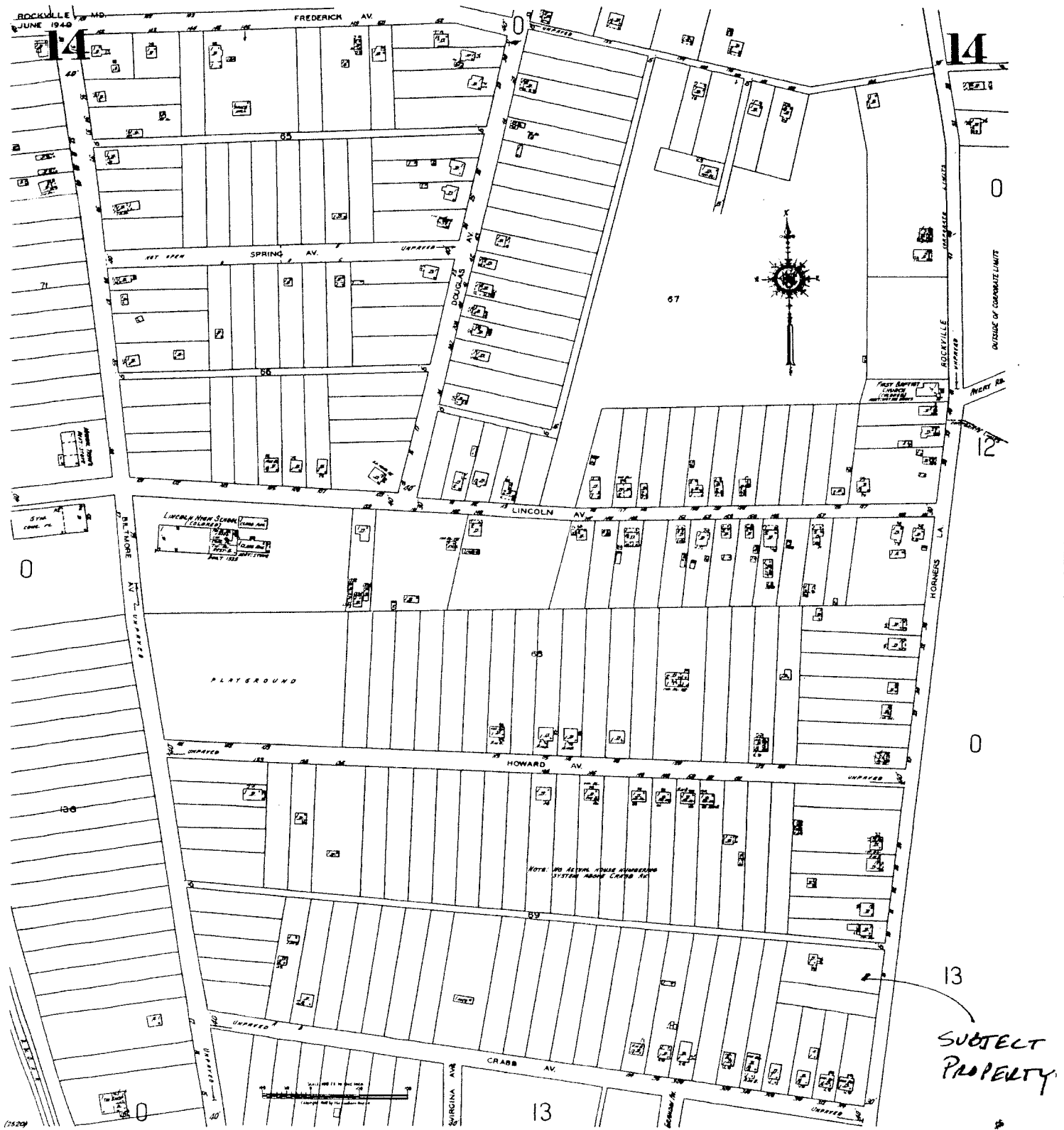
Tax Exempt: NO

Exempt Class:

Special Tax Recapture:
 * NONE *

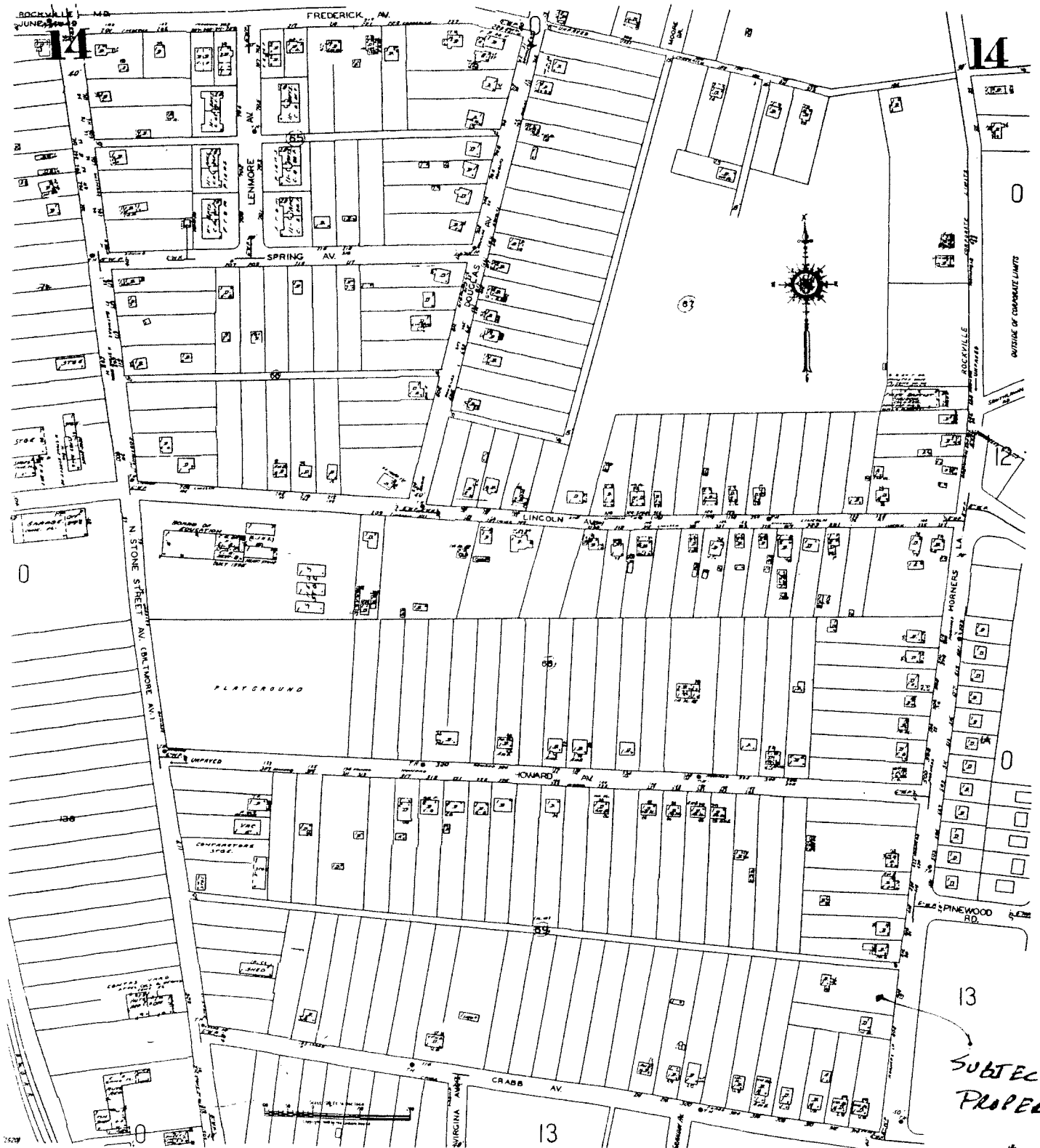
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SANBORN 1949



400 N. HORNERS LANE

SANBORN 1960



410 N. HORNER'S LANE

3

H.L. England,

Rockville Native,

Dies at 82

Harrison L. England, 82, who was active in land development of older Rockville, including Lincoln Park and Croydon Park, died in Collingswood Nursing Home in Rockville Nov. 12.

A life long resident of the city, Mr. England was born in a building known as Hungerford Tavern on N. Washington Street. He attended Rockville Academy Strayer Business College and Georgetown Law School. He operated his business under the name of Suburban Properties.

His father was John G. England, the first mayor of Rockville and his daughter, Annie L. Griffith, was a member of one of the oldest county families.

Mr. England was a member of Christ Episcopal Church and a senior active member of Rockville Rotary Club.

He is survived by his wife, Curry Nourse England; two daughters, Mrs. Harvey Pearson of Arlington and Mrs. Howard B. Shartzer of Washington; six grandchildren, and 13 great-grandchildren.

ENGLAND, HARRISON L. On Monday, November 12, 1972, HARRISON L. ENGLAND of Rockville, Md., beloved husband of Curry Nourse England; son of Virginia England Pearson; and Elsie England Shartzer. Six grandchildren and thirteen great-grandchildren also survive. Friends will be received at PUMPHREY'S COLONIAL FUNERAL HOME, 300 West Montgomery ave. (Rte. 28 just off 705), Rockville, Md., Wednesday, from 7 to 9 p.m., where services will be held on Thursday at 1 p.m. Interment Darnestown Presbyterian Church Cemetery.

Curry N. England, 90, teacher

Curry N. England, 90, of Rockville, who had been a home economics teacher, died of a stroke Sunday, Oct. 25, 1998, in Shady Grove Adventist Nursing Center.

Born in Dawsonville, she was the wife of the late Harrison L. England, the daughter of the late Dr. and Mrs. Upton D. Nourse, the sister of the late Rebecca N. Chinn and the stepgrandmother of the late Howard B. Shartzer Jr.

Mrs. England graduated from the University of Maryland and received a master's degree from Columbia University. During the 1930s and '40s, she taught home economics at Poolesville High School and later in the College of Home Economics at the University of Maryland.

She was a lifelong member of Darnestown Presbyterian Church, of which her ancestors were founding members.

She is survived by two stepdaughters, Virginia England of Rockville and Elsie E. Shartzer of Wheaton, and their children: Dorothy M. Reick and Elizabeth K. Tuel-Jacques of Rockville, Lynn Tarquinio of Conway, S.C., Sue Hall of Bethesda and Virginia Chandler of Woodbine; and a niece, Jane C. Sween of Bethesda.

Services were held Oct. 29 at Darnestown Presbyterian Church. Burial was in the church cemetery. Arrangements were made by Pumphrey's Colonial Funeral Home in Rockville.

The family suggests memorial contributions be made to Darnestown Presbyterian Church Memorial Fund, 15120 Turkey Foot Road, Darnestown, or to a charity of one's choice.

TELEPHONE 42 - Nov. 3, 1998

Curry N. England